

Hawthorn Cottage

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St. Teath, Bodmin, Cornwall, PL30 3JX

Camelford 3.5 Miles - Port Isaac 4.5 Miles - Wadebridge 8 Miles

A characterful three bedroom detached cottage in the heart of the village of St Teath with a generous, private, south west facing garden.

- Detached Cottage
- Village Location
- Character Features
- Investment Opportunity
- Freehold
- Three Double Bedrooms
- Two Bathrooms
- Extended By Current Owners
- South West Facing Garden
- Current Rateable Value £2,700.

Offers In Excess Of £360,000

DESCRIPTION: A most attractive and beautifully presented three bedroom detached cottage, positioned in the heart of the highly sought-after village of St Teath. The property has been thoughtfully extended and reconfigured by the current owners to create a light-filled, open-plan living environment, whilst preserving a number of charming original features. Hawthorn Cottage is currently operated as a successful holiday let, yet would be equally well suited as a delightful permanent residence.

THE COTTAGE: The property is entered via a front door opening into a welcoming hallway, providing access to the ground floor bathroom, the principal living space and stairs rising to the first floor. The dual-aspect sitting/dining room flows seamlessly into the kitchen, offering a practical and inviting living area with original flagstone slate flooring, an attractive stone fireplace with multi-fuel burner and slate mantle, an under-stairs storage cupboard and triple bi-folding doors opening onto the rear garden. The kitchen/breakfast room is fitted with a range of base and wall-mounted units, a dual sink with mixer tap, space for appliances and a stable door leading out to the garden.

To the first floor, a split-level landing provides access to three double bedrooms and a shower room. Bedrooms one and two are positioned to the front of the cottage and both benefit from window seats, with bedroom one enjoying a dual aspect and bedroom two featuring a built-in cupboard. Bedroom three enjoys views over the rear garden and is enhanced by a feature porthole window in addition to a large rear-facing window.

OUTSIDE: The south-west facing garden offers an excellent space for outdoor entertaining and benefits from gated side access from the front of the cottage. The lower level features partial decking alongside a slate patio area, ideal for al fresco dining. Steps rise to a further patio and onto a generous decked area, all bordered by established shrubs. A gate at the rear of the garden provides access to the rear walkway.

SERVICES: Mains electricity, water. and drainage. LPG gas central heating. Broadband availability: Ultrafast. Mobile Phone Coverage: good outdoor, limited indoor - Ofcom.












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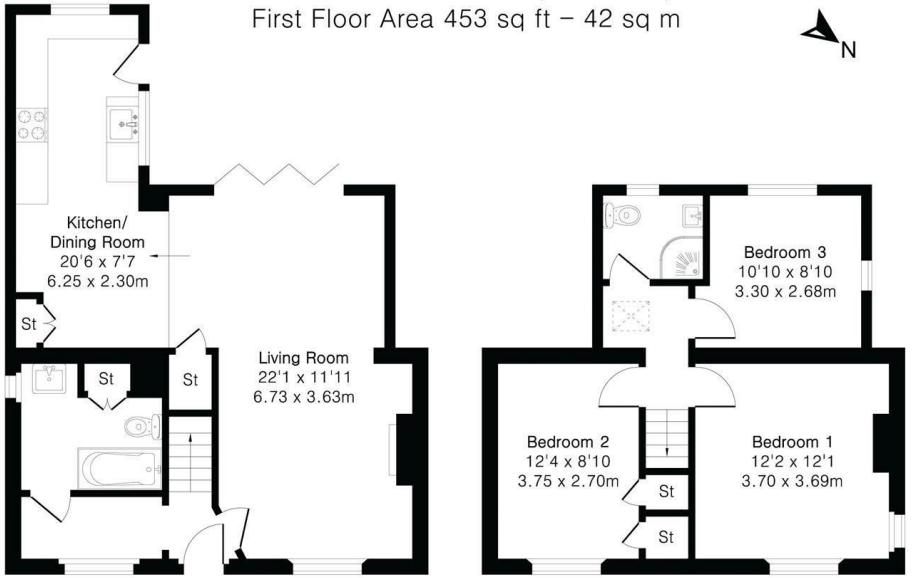
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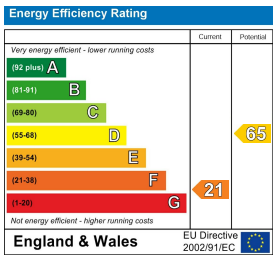


Approximate Gross Internal Area 1060 sq ft - 98 sq m

Ground Floor Area 607 sq ft – 56 sq m

First Floor Area 453 sq ft – 42 sq m





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